

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 17 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 17 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee ET
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 12/17/2020
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Walter H. Albers and Margie A. Albers, husband and wife, of Mercer County,
Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

Walter H. Albers and Margie A. Albers, Trustees of the Albers Family Trust under
agreement dated December 9, 2020,
their successors and assigns forever,
whose tax mailing address is 8601 Patricia Street, Maria Stein, Ohio 45860

the following described real estate:

Situated in the Township of Franklin, County of Mercer and State of Ohio, bounded
and described as follows:

Being Lot Number Forty-three (43) of SOUTH POINTE SUBDIVISION THIRD
ADDITION, A PLANNED UNIT DEVELOPMENT, as shown on the recorded plat
thereof as recorded in Re-Plat Cabinet 3, Page 97, subject to all easements, conditions
and restrictions of record, and also subject to the Declaration of Covenants, Conditions,
and Restrictions and Reservations of Easements as recorded in Official Records
Volume 190, Page 1026, Mercer County Recorder's Official Records.

Deed Reference: Instrument #201900002016, Mercer County Recorder's Office.


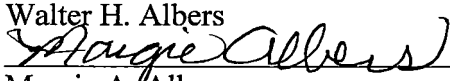
Tax ID #09-033000.4300

Tax Map #09-20-282-053

Grantee shall pay the real estate taxes and assessments due and payable in 2021.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Walter H. Albers and Margie A. Albers, Trustees**, their successors and assigns forever. And the said Grantors, **Walter H. Albers and Margie A. Albers, husband and wife**, do hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Walter H. Albers and Margie A. Albers, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 16th day of December, 2020.


Walter H. Albers

Margie A. Albers

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 16th day of December, 2020, before me, the subscriber, a notary public in and for said State, personally came **Walter H. Albers and Margie A. Albers, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.


Notary Public

